

ZONING CASE NUMBER Z2009023 CD (Council District 5) – January 6, 2009

A request for a change in zoning from “I-1” General Industrial District to “C-2 CD” (CD-Auto Repair Facility) Commercial District with a Conditional Use for an Auto Repair Facility on 0.27 of an acre out of Lot 27 and Lot 28, Block A, NCB 2873, 730 Nogalitos Street. Staff recommends approval.

Hortencia De La Rosa, owner, stated she is in agreement with staff conditions and the additional condition as stated by Commissioner J. Valadez.

Staff stated there were 35 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor. Staff mailed 17 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner Martinez to recommend approval with the following conditions:

1. The outside storage of disabled vehicles and/or discarded automobile parts and supplies is not allowed.
2. All vehicles located on the subject property must be currently licensed.
3. No storage of junk vehicles shall be allowed.
4. No vehicles shall be kept on premise for more than 60 days.
5. All on-site lighting shall be directed onto the site using 90 degree or less cut-off fixtures.
6. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 8:00 p.m.
7. Adequate on-site parking for the existing auto repair facility and the proposed convenience store will be provided.
8. Adequate on site parking for the existing auto repair facility and a proposed convenience store will be provided.

**AYES: Gadberry, McFarland, J. Valadez, Westheimer, Sherrill, Hawkins, Myers, Wright,
Martinez, Gray**

NAY: None

THE MOTION CARRIED